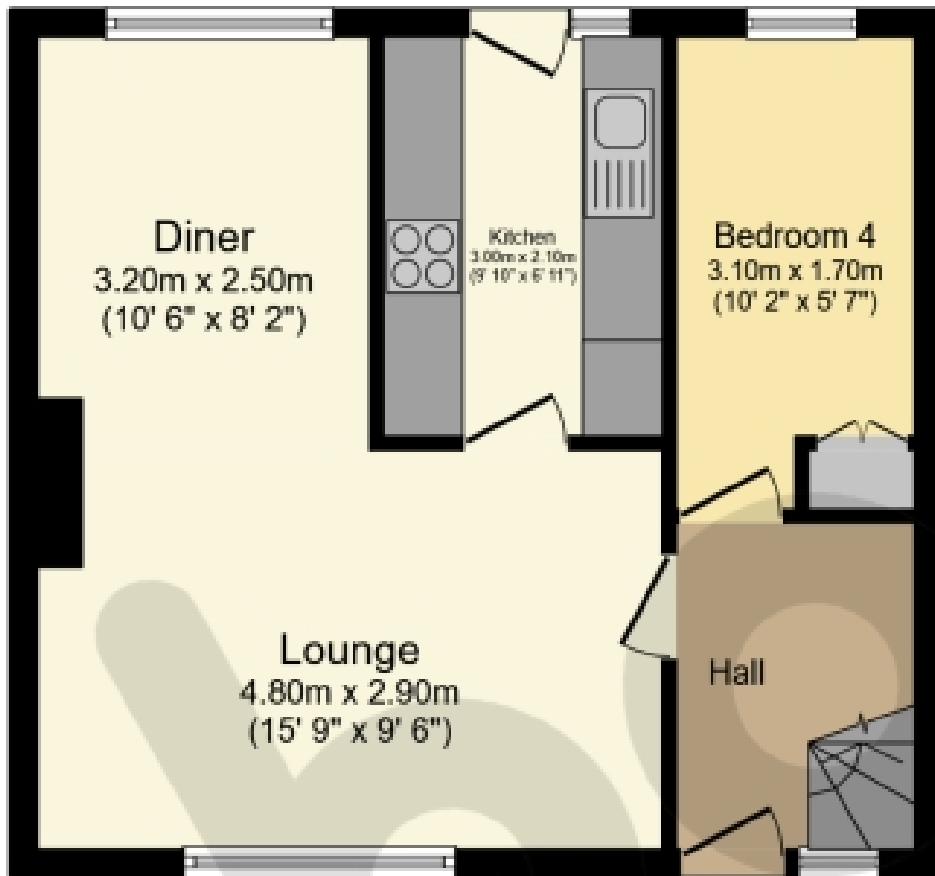




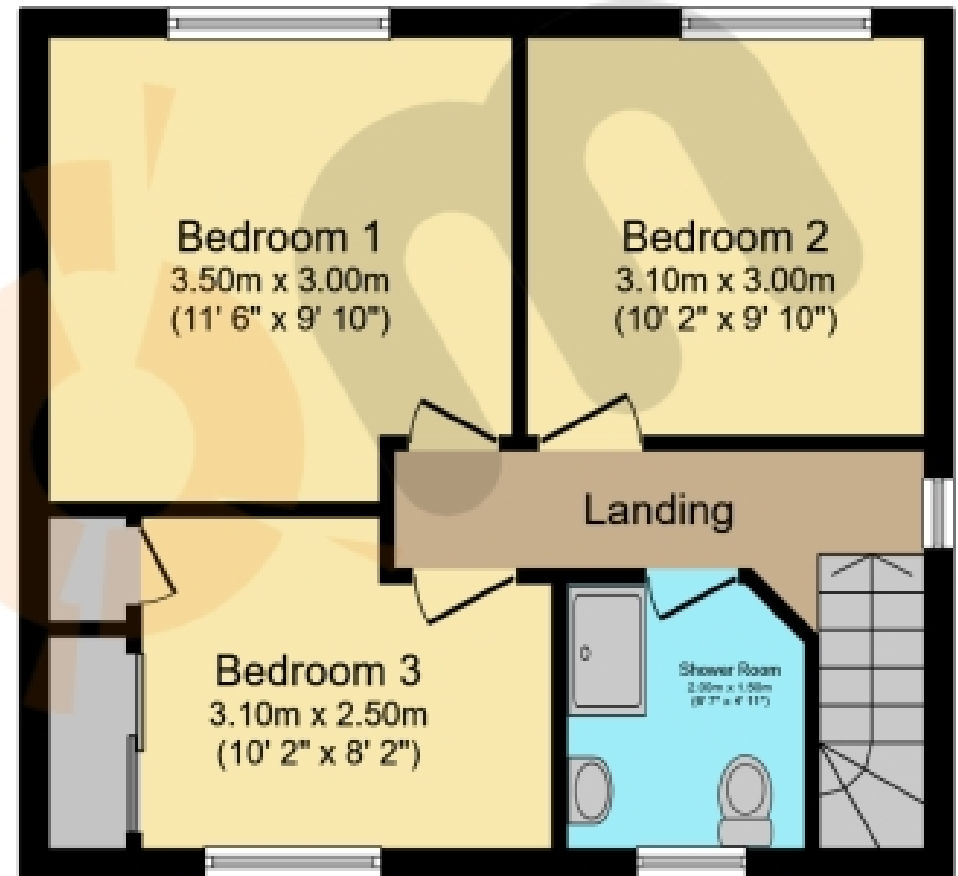
Mossend Avenue, Kilbirnie

Offers Over £129,995





Ground Floor
 Floor area 40.3 sq.m. (433 sq.ft.)



First Floor
 Floor area 40.3 sq.m. (433 sq.ft.)

Total floor area: 80.5 sq.m. (867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Welcome to Mossend Avenue and this impressive family accommodation, which occupies a substantial corner plot. Entering the home via the welcoming reception hallway, you'll gain access to the family lounge, featuring two large picture windows which flood the room with natural light. The generous proportions of this room allow ample space for a separate dining area.

The well-appointed kitchen features forest green base and wall-mounted units, paired with contrasting butcher-block effect worktops, with plenty of under counter space for free-standing appliances.

The ground floor is completed by Bedroom Four, a versatile room that would be particularly well suited for those requiring ground floor accessibility. Also located on the ground floor is the recently replaced shower room, featuring a walk-in shower cubicle, w.c. and wash-hand-basin.

Upstairs, the first-floor hosts three further well-proportioned bedrooms. The loft space has also been floored for additional storage.

Outside, the rear garden is fully enclosed and provides a generous outdoor space, further enhanced by a substantial side plot. This offers excellent potential for extension, subject to relevant planning.

Kilbirnie has a host of great local amenities, including a health centre and a well-known supermarket. The property is also within the catchment area for the secondary School, Garnock Community Campus, with a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive, and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The west coast, with beautiful sandy beaches, is only a 20-minute drive or a short train journey away.

Any areas, measurements or distances quoted are approximate, and floor Plans are only for illustration purposes and are not to scale. Thank you.

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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com